



# City of Carmel

## Carmel Board of Zoning Appeals Regular Meeting Monday, February 26, 2007

**Time:** 6:00 P.M.  
**Place:** Council Chambers  
Second Floor, City Hall  
One Civic Square  
Carmel, IN 46032

### AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
  - 1g. Board to vote on *Forest Glen, Lot 3 - Printing Plus* to do public notice again or to withdraw from agenda.
- H. Public Hearing:

#### **1-3h. West Carmel Shoppes (& Walgreens) - Signage**

The applicant seeks the following development standards variance approval:

**Docket No. 06120007 V**    **Section 25.07 Sign Chart B**    **sign height**  
**Docket No. 06120008 V**    **Section 25.07.01.04**    **off-premise sign**  
**Docket No. 06120009 V**    **Sections 25.07.01.08, 25.07.02.09**    **number of signs**

The site is located at southeast corner of 106<sup>th</sup> St and US 421 is zoned B-3/Business and within the US 421 Overlay. Filed by Paul Reis of Bose McKinney & Evans, LLP.

#### **4-5h. WITHDRAWN: Bill Estes Pre-Owned Facility**

The applicant seeks the following development standards variance approvals:

~~**Docket No. 06090020 V**    **Chapter 26.04**    **north buffer yard reduction**~~  
~~**Docket No. 06090023 V**    **Chapter 23C.10.3.5(c)**    **screened parking within front/side yard**~~

The site is located at 4102 W. 96th St and is zoned B2/Business and I1/Industrial within the US 421 Overlay. Filed by Mary Solada of Bingham McHale.

#### **6h. WITHDRAWN: Lubavitch of Indiana Worship Center**

The applicant seeks approval for the following special use approval:

~~**Docket No. 06050007 SU**    **Chapter 5.02**    **Special Uses**~~  
The site is located at 2640 W 96th Street and is zoned S-1/Residence.  
Filed by Dave Coots of Coots, Henke & Wheeler, P.C.

#### **7h. TABLED: Forest Glen, Lot 3 - Printing Plus**

The applicant seeks the following use variance approval for an office use:

~~**Docket No. 06090012 UV**    **ZO Chapter 6.01**    **Permitted Uses**~~  
The site is located at 2110 E. 96th St. and is zoned S-2/Residence.  
Filed by Col. Rex A. Neal of Printing Plus.

**8h. WITHDRAWN: Monon & Main, Unit 2D**

~~The applicant seeks the following development standards variance approvals:~~

~~**Docket No. 06110001 V Section 15.26 of PUD Z-462-04 non-residential uses on 2<sup>nd</sup> & 3<sup>rd</sup> floors**~~

~~The site is located northeast of Third Ave NW and Main St., and is zoned PUD/Planned Unit Development. Filed by Carole Moore of Sell4Free Real Estate for Elahe Farahmand.~~

**9h. Northview Christian Life Church**

The applicant seeks the following approval for a lobby and parking lot expansion:

**Docket No. 07010001 SUA Section 5.02 Special Use**

The site is located at 5535 E. 131<sup>st</sup> St. and is zoned S-1/Residence.

Filed by Charlie Frankenberger of Nelson & Frankenberger.

**10-16. Applegate Condominiums**

The applicant seeks the following development standards variance and special use approvals:

**Docket No. 07010002 V** Section 23D.03.C.3.k(ii) maximum building height

**Docket No. 07010003 V** Section 23D.03.C.3.f(i) parking in front yard

**Docket No. 07010004 V** Section 23D.03.C.3.i(i) roof pitch

**Docket No. 07010005 V** Section 23D.03.C.3.a(ii) building mass/width

**Docket No. 07010006 V** Section 23D.03.C.3.e(ii) landscape requirements

**Docket No. 07010007 SU** Section 10.02.A special uses

**Docket No. 07010014 V** Section 23D.03.C.3.c.iii(b) lot coverage over 70%

The site is located at 130 Second St. NW., and is zoned R-4/Residence within the Old Town Overlay – Character Subarea. Filed by Thomas Lazzara for On Track Properties, Inc.

- I.** Old Business
- J.** New Business
- K.** Adjournment